087.0	0002	0001.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	
				APPRAISED:	838,500 / 838,500
				USE VALUE:	838,500 / 838,500
				ASSESSED:	838,500 / 838,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HED LEGACY LLC
Owner 2:	
Owner 3:	
Street 1:	792 MASS AVE UNIT #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLOCH MEGAN D ETAL -
Owner 2:	-
Street 1:	792 MASS AVE 2ND FLR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Wood Shingle Exterior and 1789 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7441.000	388,200		450,300	838,500
Total Card	0.171	388,200		450,300	838,500
Total Parcel	0.171	388,200		450,300	838,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.70 /Parcel: 468.70

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 54997

GIS Ref

GIS Ref

Insp Date 09/21/18

!7074!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,200	0	7,441.	450,300	838,500		Year end	12/23/2021
2021	101	FV	377,000	0	7,441.	450,300	827,300		Year End Roll	12/10/2020
2020	101	FV	377,000	0	7,441.	450,300	827,300	827,300	Year End Roll	12/18/2019
2019	101	FV	284,800	0	7,441.	418,100	702,900	702,900	Year End Roll	1/3/2019
2018	101	FV	284,800	0	7,441.	418,100	702,900	702,900	Year End Roll	12/20/2017
2017	101	FV	284,800	0	7,441.	366,600	651,400	651,400	Year End Roll	1/3/2017
2016	101	FV	284,800	0	7,441.	334,500	619,300	619,300	Year End	1/4/2016
2015	101	FV	273,300	0	7,441.	295,900	569,200	569,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:58:14

LAST REV

Date	Time
10/01/18	14:38:07
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7074

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOCH MEGAN D E	70429-463		12/22/2017	Convenience	99	No	No		
DAVIDSON HENRY	70429-460		12/22/2017	Convenience		No	No		
	6362-402		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	54997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/1997	545	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
4/3/2009	Meas/Inspect	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7441		Sq. Ft.	Site		0	70.	0.86	12									450,261						450,300	

Total AC/HA:	0.17082	Total SF/SM:	7441	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	450,261	Spl Credit		Total:	450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23692000
Const Adj.:	1.00889909
Adj $ / SQ:	174.710
Other Features:	86000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	562616
Depreciation:	174411
Depreciated Total:	388205

COMMENTS

SEE PLAN 60 OF 2009 FOR LILLIAN LANE FOR LAND AREA..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

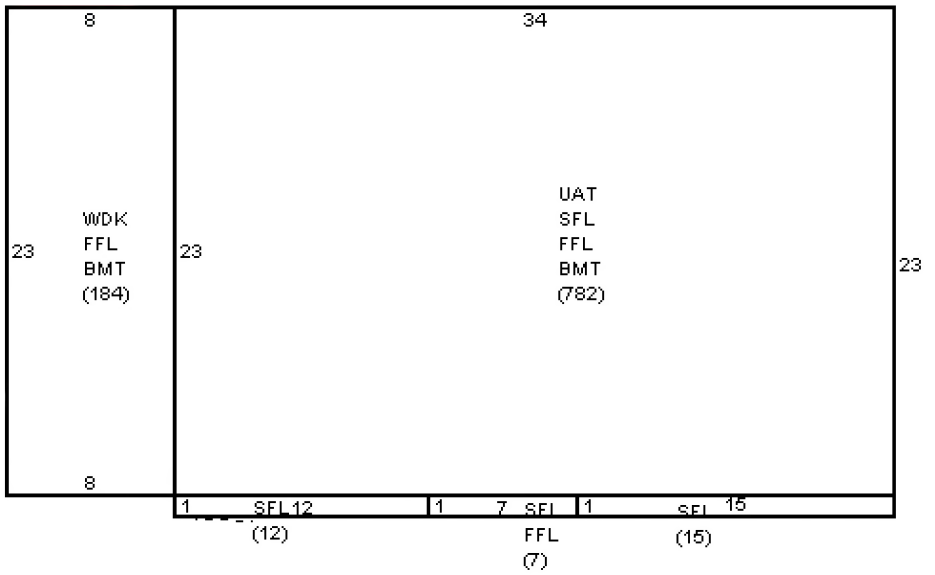
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	211.40
Special Features:	0	Val/Su Net:	123.83
Final Total:	388200	Val/Su SzAd	216.99

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	973	174.710	169,993
BMT	Basement	966	52.410	50,631
SFL	Second Floor	816	174.710	142,563
UAT	Upper Attic	196	69.880	13,662
WDK	Deck	184	11.540	2,123

Net Sketched Area:	3,135			Total:	378,972
Size Ad	1789	Gross Area	3721	FinArea	1789

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc